

048.A

0005

0001.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

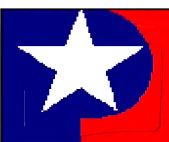
575,600 / 575,600

USE VALUE:

575,600 / 575,600

ASSESSED:

575,600 / 575,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1: ROTH KAREN R	
Owner 2: LORUSSO ANTHONY J	
Owner 3:	

Street 1: 59 WEBCOWET RD UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MARTINEZ ORLANDO -

Owner 2: -

Street 1: 59 WEBCOWET RD UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Wood Shingle Exterior and 1570 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7554																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	572,600	3,000		575,600		250855
							GIS Ref
							GIS Ref
							Insp Date
							07/13/18

PREVIOUS ASSESSMENT								Parcel ID	048.A-0005-0001.0		!14837!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	572,600	3000	.		575,600	Year end	12/23/2021			
2021	102	FV	555,400	3000	.		558,400	Year End Roll	12/10/2020			
2020	102	FV	555,700	3000	.		558,700	558,700 Year End Roll	12/18/2019			
2019	102	FV	491,400	3000	.		494,400	494,400 Year End Roll	1/3/2019			
2018	102	FV	434,000	3000	.		437,000	437,000 Year End Roll	12/20/2017			
2017	102	FV	395,100	3000	.		398,100	398,100 Year End Roll	1/3/2017			
2016	102	FV	395,100	3000	.		398,100	398,100 Year End	1/4/2016			
2015	102	FV	359,700	3000	.		362,700	362,700 Year End Roll	12/11/2014			

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				14837			
MARTINEZ ORLAND	75228-151	2	7/28/2020	Abutter		550,000	No	No									
CYR CRAIG & SUS	39292-099		5/22/2003			337,000	No	No									

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/12/2015	484	Redo Bat	20,920						9/9/2020	SQ Mailed	JO	Jenny O					
5/18/2012	632	Redo Kit	62,584						8/12/2020	Info By Phon	DGM	D Mann					
									7/13/2018	Measured	DGM	D Mann					
									6/2/2015	Permit Insp	PC	PHIL C					
									6/18/2012	Info Fm Prmt	BR	B Rossignol					
									6/8/2004	External Ins	BR	B Rossignol					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

